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File No. 280300983

WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/14/08 11:54 2 pg
Fees:13.00 Taxes:592.00
20080514-0049540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sequoya Graves - Battle	Elite Home Loans	Map 59.01 Parcel 24.00
(NAME) 6100 Beals Lane	(NAME) 109 Westpark Drive, Ste. 310	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

William H. Moening and spouse, Liesle J. Moening,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Sequoya Graves-Battle, unmarried,

hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Vista Estates, as of record in Plat Book 4460, Page 196, amended in Instrument No. 20000721-0072054 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE is the property that was conveyed to the State of Tennessee by Deed of record in Book 8176, Page 426, Register's Office for Davidson County, Tennessee, and is described as follows:

BEGINNING at the point of intersection of the North boundary of the Kenneth S. Thomps on etux property (Tract 58-A) and the Northeast boundary of the Kenneth S. Thompson etux property (Tract 58); thence with said Northeast boundary North 69 deg. 20 min. 38 sec. West, 27.67 feet to a point; thence, with the proposed Northwest margin of State Route 155, (1) North 56 deg. 24 min. 04 sec. East, 19.98 feet; (2) North 49 deg. 22 min. 31.7 sec. East, 188.23 feet to a point; thence, with the South boundary of the Dowin Earl Lanier, etux property South 82 deg. 02 min. 34 sec. East, 187.05 feet to a point; thence, with the West boundary of the Charles W. Bernhardt, etux and Dan S. Richardson property South 05 deg. 36 min. 14 sec. East 26.96 feet to a point; thence, with the North boundary of the Charles W. Bernhardt etux property, South 74 deg. 15 min. 17 sec. West 234 feet, more or less to the point of beginning.

BEING the same property conveyed to William H. Moening and spouse, Leisle J. Moening by Warranty Deed dated June 28, 2001, from Lamont Jordan, of record by Instrument No. 20010703-0070668 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6100 Beals Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 28th day of April, 2008.

William H. Moening

Leisle J. Moening

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William H. Moening and wife, Leisle J. Moening the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of April, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280300983

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072